

Exhibit 23

200 MAIN ST E #5 <div>Property Address</div> <div>Ownership and Mailing Address</div> BLOUNT INVESTMENTS LLC 3548 W MARKET ST JOHNSON CITY TN 37604	Subdivision DOWNTOWN TOWERS					TAX YEAR 2024		090	046M	F	016.00	C	005
	BK 14	PG 280	BLOCK	LOT	TRACT	WASHINGTON		JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
	Alt Subdiv					City	90371 Johnson City			Map	046N		
	BK	PG	BLOCK	LOT	TRACT	SSD1 372 Johnson City Redevelopment			Dist	09			
	Additional	LEVEL #5 3070 SQ FT				SSD2							
	Description					Total Land Units			1	Card: 1 of 2			
	Dimensions					Deed Acres			0				
					Calculated Acres			0	Page: 1 of 2				

DWELLING DATA										APPRAISED VALUES		
Improv Type				Lower Level						LAND		4,300
Stories				Heating/Air						IMPROVEMENTS		625,500
Exterior Wall				Attic						TOTAL APPRAISAL		629,800
Heating Fuel										GREENBELT APR		
Year Built		Eff Yr Built		Rooms		Bedrooms				ASSESSMENT		251,920
Full Baths		Half Baths		Add'l Fixtures		Total Fixtures				ASSESSED @		40%
Wood FP Stacks		Openings		Add'l Sty		PreFab		Add'l Sty		APPROACH		COST VALUE
Info Src		Occ		Rental: Src		Year		Amount		Sched		
Foundation				Floor Finish						Value		
Floor System				Interior Finish						COST		629,800
Party Wall				Paint/Decor						INCOME		
Struct. Frame				Bath Tile						MARKET		
Roof Framing				Electrical								
Roof Cov/Deck				Shape								
Cab/Millwork												
Quality				Condition				Class:				
Prorate		Date		Factor		% Comp		Cost & Design				0
Depr: Physical		Other Phys		Functional		External		% Good				100
GFLA		Area		Factors		SFLA		Depr Yr		Eff Age		County Factor
				Story		Const		Grade				
								2024				1.00
RCN		Base Dwelling		Add'l Areas		Total		\$/SqFt		% Complete		
RCNLD										Dwelling Factor		
										Dwelling Value		
AREAS: Lower Floor		First & Above		Area		% SFLA		Rate		RCN		

GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS																Total OBY Value	ENTRANCES			
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value		Date	Code	ID	
																	02/01/2024	00 Pcl Review	57	
																	BUILDING PERMITS			
																	Date	Type	Status	Last Visit

MARKET LAND																	AGRICULTURAL / GREENBELT LAND									
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class	#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
1	U	ZZ	01		0	0	1	4,300.00							100	4,300.00	4,300									
Totals:							1										4,300		Totals:							

SALES									NOTES										
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner											
05/27/2022	R1101	I1535	800,000	800,000	I	WD	P	BLOUNT INVESTMENTS LLC											
10/19/2015	R884	I2118	225,000	225,000	I	WD	A	WILLIAMS SEAN C											
03/30/1998	R135	I779	220,000	220,000	I	WD	A	TORBETT CRAIG L & LISA C											
02/28/1994	R54	I1972						200 E MAIN STREET CORP											

14.29% COMMON; PENTHOUSE SUITE; 2022 COMPLETE REMODEL ON MARKET FOR \$725,000
ZONED B2; CMN & LAND EQUALLY DIVIDED

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	BK 14	PG 280	BLOCK	LOT	TRACT	WASHINGTON		JUR	CONTROL MAP		GROUP	PARCEL	PI	S/I
	Alt Subdiv					City	90371 Johnson City			Map	046N		Updated 03/05/2024	
	BK	PG	BLOCK	LOT	TRACT	SSD1 372 Johnson City Redevelopment			Dist	09		Printed 06/20/2024		
	Additional	LEVEL #5 3070 SQ FT				SSD2								
	Description					Total Land Units		1		Card: 2 of 2				
	Dimensions					Deed Acres		0						
				Calculated Acres		0		Page: 2 of 2						

COMMERCIAL BUILDING DATA										APPRAISED VALUES	
Bldg #		Identical Units								LAND	4,300
Yr Built	1921	Effective Year	1994	Market Adj				Proration	IMPROVEMENTS		625,500
Struct Code	12 Condo Com			C&D	1			Date	TOTAL APPRAISAL		629,800
Grade	1+ Average +			Bldg Value	600,450		Factor				
Imp Name				Class							
Other Imps				Other Value							
RCN	857,790	RCNLD	600,450	Value \$/SqFt	195.59						
RCN \$/SqFt	279.41	%Complete			Area Sum	3,070					
%Good	70	Bldg Factor	1	Bus Living Area	3,070						
%Good Ovr			Cost Value	600,450							
Info Src	3	Occ	0	Rental:Src	Year	Amount	Sched				
Foundation	03 Spread Footing			Floor Finish	11	Carpet Combination					
Floor System	06 Structural Slab			Interior Finish	07	Drywall					
Party Wall	00 None			Paint/Decor	03	Average					
Struct. Frame	02 Masonry Pil/Stl			Plumbing Fix	11						
Roof Framing	07 Reinforced Concrete			Bath Tile	00	None					
Roof Cov/Deck	10 Built-Up Composition			Electrical	03	Average					
Cab/Millwork	03 Average			Heating/Air	08	Hvac Pkg					
				Shape	01	Rectangle					
Commercial Interior/Exterior				Depr Yr	2024	County Factor	1.00				
Line	1	Section	01	From	05	To	05	YrBlt	EffYr	Area	3,070
Use Type	12 Condo Com			WallHt	12	Exterior Wall	11 Common Brick				
Structural Frame	2 Masonry Pil/Stl			Perimeter	3	Class					
Finish	100	Partition	1	Base, Rm Sz	40	Heat	2	Steam Heat Or Air	1	Heating And Cooling	
		Plumbing	2 Normal		Lighting	2 Normal		Condition	A	Function	A
Depr: Physical	30.00		Other Phys	Functional	External	% Good	70.00				
VALUES				RCN	857,790	SqFt Rate	256.34				
				% Complete	User Adj	2.15	Cost Value	600,450			
Commercial Features											
Line	Int/Ext	Structure Code	Dim 1	Dim 2	Units	Elev	Stops	RCN			

Value Correlation		Value
COST	629,800	
INCOME		
MARKET		
PARCEL DATA		
NBHD	P10	
Review Flag		
Living Units		
Water/Sewer		
01 Public / Public		
Electricity		
01 Public		
Gas		
02 Public - Manufactured Gas		
Topo	0 Level	
Road Type	7 Curb/Gutter Paved	
Delete Next Year		
Greenbelt Review	N	
Land Apr Date	09/11/2008 By 18	
# Improvements	1	
# Mobile Homes	0	
NH Trend	0 STABLE	
Other		
Land Use Code	11	
Zoning		
GREENBELT		
Year	Recorded	
App#	Book/Pg	

OUTBUILDINGS and YARD ITEMS															Total OBY Value 25,040	ENTRANCES				
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prot	Adj Fact		Value	Date	Code	ID	
CMN	Common Area	1996	1996	1	C	1			25040	UN	25,040	100		1		25,040	02/01/2024	00 Pcl Review	57	
																BUILDING PERMITS				
																Date	Type	Status	Last Visit	

MARKET LAND																	AGRICULTURAL / GREENBELT LAND									
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Totals:																	Totals:									

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